

Real Estate Division
Management and Disposal Branch

SUBJECT: Notice of Availability for Leasing of Government Land at Carlyle Lake, Illinois, Notice No. DACW43-9-02-04, Amendment No. 1

Dear Interested Party:

The enclosed information is provided to you as a revision to the original Notice of Availability (NOA) dated August 14, 2002.

In an effort to generate further interest in the Keyesport Marina site, modifications have been made to the original requirements for immediate development. In addition, facilities at the site have changed since the distribution of the original NOA, specifically the completion of a second breakwater which affords protection of augmented harbor space.

A site visit is tentatively scheduled for all interested applicants for 10:00 a.m. on January 8, 2003, at the Keyesport Marina site.

The information contained in this amendment is provided solely as notice to prospective applicants. The final executed lease shall constitute the entire final agreement between the government and the successful applicant.

Copies of this amendment, and/or the original package may be obtained from the Carlyle Lake Management Office at 618-594-2484, located at 801 Lake Road, Carlyle, Illinois 62231, or by calling Lynn Hoerner of the Real Estate Division at 314-331-8157, or writing to: U.S. Army Corps of Engineers, Real Estate Division (CEMVS-RE-M), 1222 Spruce Street, St. Louis, Missouri 63103-2833. Copies of this amendment, and/or the original package may be obtained by accessing <http://www.mvs.usace.army.mil/> and following links to the advertisement press release.

Sincerely,

Thomas R. Hewlett
Chief, Real Estate Division

Enclosure

NOTICE OF AVAILABILITY
FOR LEASING OF

GOVERNMENT LAND

AT

CARLYLE LAKE, ILLINOIS

FOR DEVELOPMENT OF A MARINA
AND RELATED RECREATIONAL FACILITIES

U.S. ARMY CORPS OF ENGINEERS
ST. LOUIS DISTRICT

DEADLINE FOR RECEIPT OF APPLICATIONS
DATE: CLOSE OF BUSINESS, January 31, 2003
WHERE: U.S. ARMY CORPS OF ENGINEERS
MANAGEMENT AND DISPOSAL BRANCH,
REAL ESTATE DIVISION
1222 SPRUCE STREET
ST. LOUIS, MISSOURI 63103-2833

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Site Concept Plan.....	EXHIBIT "D-1"

SCHEDULE*

Site Visit (tentatively).....**JANUARY 8, 2003**
Deadline for Submission of Applications.....**JANUARY 31, 2003**
Award Commercial Concession Lease.....**MAY 1, 2003**

***Note:**

This schedule is an estimate. All necessary regulatory permits and approvals must be obtained prior to commencement of construction. The amount of time for regulatory review is dependent upon the nature of any environmental issues that are identified during the process.

INTRODUCTION

The information contained in this package is provided as an amendment to supplement the information contained in the original Notice of Availability (NOA) dated August 14, 2002. Items contained in the original NOA but not addressed in this amendment remain unchanged. Prospective applicants are expected to have read and understood the contents of the original NOA and this amendment.

As with the original NOA dated August 14, 2002, the information contained in this package is provided solely as notice to prospective applicants. Negotiations will narrow the pool of applicants and it is anticipated that final negotiations will include only one applicant. That applicant is not guaranteed the award of the lease, with the decision made at the sole discretion of the Government. The Government reserves the right to terminate negotiations with any or all prospective lessees at any point in time. The final executed lease shall constitute the entire final agreement between the government and the successful applicant.

Site Development Area*

[* NOTE: This section replaces subparagraph b. under "General Lease Terms and Conditions," entitled "Site Development Area," on page 4 of the original NOA.]

EXHIBIT "B-1" generally depicts the proposed development area. A more detailed description of the site will be included as an exhibit to the lease, and will outline the detailed development plans presented by the applicant. Applicants are responsible for performing their own inspections to determine conditions at the site. EXHIBIT "B-1" has been modified to include the completion of the new breakwater enclosing additional harbor space.

Minimum Development Required*

[*NOTE: This section replaces the paragraph entitled "Minimum Development Required," on page 5 of the original NOA.]

A Site Concept Plan for the Keyesport Marina site is detailed in Exhibit "D-1" attached hereto. Please refer to the site concept plan for further information regarding required minimum development and potential development for the Keyesport Marina site.

SUBMISSION INSTRUCTIONS*

[* Note: This section replaces "Submission Instructions," on pages 11 and 12 of the original NOA.]

a. **Required Submittals.** EXHIBIT "G" (APPLICATION AND TRANSMITTAL FORM) must be signed by the applicant and returned with the detailed information called for in the section entitled **REQUIRED APPLICANT INFORMATION**.

b. **Marking and Sealing Applications.** Written Applications must be enclosed in a sealed, marked, and addressed envelope, which must contain the following:

1. **RETURN ADDRESS OF APPLICANT**

2. A notation reading:
**SEALED APPLICATION FOR LEASE OF REAL PROPERTY AT
CARLYLE LAKE, ILLINOIS - DO NOT OPEN IN MAILROOM**

3. All submittals must be mailed to:

**TO: District Engineer
St. Louis District, U. S. Army Corps of Engineers
ATTN: CEMVS-RE-M
1222 Spruce Street
St. Louis, Missouri 63103-2833**

The following Notice Number must appear in the lower left corner of the envelope:

Notice No. DACW43-9-02-04
Amendment No. 1

c. **Deadline.** Applications will be accepted until **Close Of Business (C.O.B.), January 31, 2003.** Applications must be received at the submittal address given above by the deadline. Modifications of the original application may be made in sealed envelopes, up to the time of opening.

d. **Rejection of Application.** The right is reserved, as the interests of the Government may require, to reject at any time any and all applications, and to accept or reject any items of any applications unless such application is qualified by specific limitation. Failure to submit complete information requested in this notice is grounds for rejection of the application.

e. **Default.** In the event that the successful applicant fails to enter into a lease within ten (10) days after receipt of Government notification that the application has been accepted and receipt of a draft lease for execution, or in the event that the successful applicant fails to otherwise comply with the terms of this Notice, the Government may declare, in writing, that the applicant is in default. If found in default, the applicant will be given ten (10) days to correct the default or forfeit any rights as the successful applicant. The Government may then select the next highest rated applicant.

f. **Additional Information.** Any questions concerning this application may be directed to: Lynn Hoerner at 314-331-8157. Questions concerning the proposed lease site should be directed to: Robert Wilkins, Operations Project Manager, Carlyle Lake Management Office at 618-594-2484.

g. **Award of Lease.** A lease will be granted to the applicant with the best application, who is most responsive to this Notice, provided that the applicant is responsible, has the necessary financial and managerial capability, the applicant's proposal is reasonable, and it is in the interest of the Government to issue the lease.

h. **Deposit.** Applicant will submit a non-refundable application fee of \$100.00, payable to "Finance & Accounting Officer, USACE, St. Louis District".

i. **Pre-proposal Conference.** It is the responsibility of the applicant to ensure that all lease provisions are understood and the condition of the premises proposed for lease are known. Prior to award of the lease to the successful applicant, the Corps will conduct a site visit at the Keyesport Marina Site, tentatively scheduled for 10:00 a.m. on January 8, 2003.

EXHIBIT "B-1"*

[* Note: This Exhibit replaces Exhibit "B" of the original NOA.]

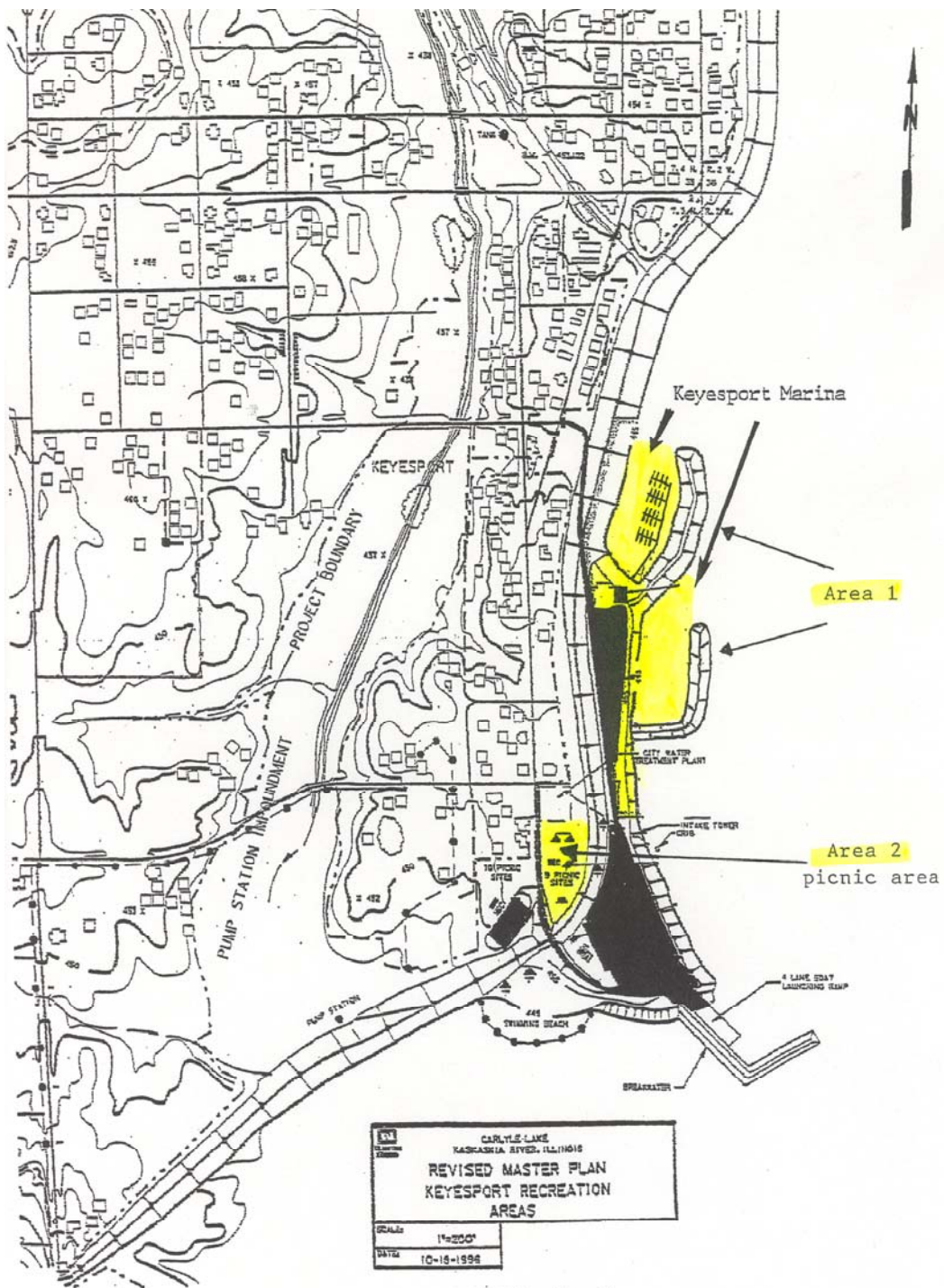


EXHIBIT "D-1"

[* Note: This Exhibit replaces Exhibit "D" of the original NOA.]

SITE CONCEPT PLAN
KEYEPORT MARINA
CARLYLE LAKE, ILLINOIS

REQUIRED MINIMUM FACILITIES AND POTENTIAL FACILITIES

The premises are advertised for use by a lessee solely for the conduct of business in connection with the approved recreational development of the premises for the general use of the public as follows:

I. Full Service Marina

In order to constitute a "full service marina" the concessionaire must provide quality facilities and services with the objective of satisfying public demand in the manner specified as follows:

II. Facilities and Services

A. Said business must provide storage for boats and offer the following activities as a minimum, by no later than one year following the contract award:

Minimum facilities and services that will be provided by a prospective lessee include:

1. Boat storage services that may be provided by a combination of wet slips (open and covered), dry storage on trailers and/or stacked storage. A minimum of 50 wet slips is required upon opening of the facility, with no less than 25 additional wet slips available by the beginning of the 2004 recreation season, and no less than a total of 100 wet slips available at the beginning of the 2005 recreation season.

2. Sales of gas and motor fuels.

3. Marine sanitary pump-out facility: At a minimum, lessee must provide portable sanitary pump-out system upon opening of the facility to the public. Permanent sanitary pump-out facility must be provided by the beginning of the 2004 recreation season.

4. Restroom facilities for marina customers: At a minimum, lessee must provide portable restroom facilities upon opening of the facility to the public. Permanent restroom facilities must be provided by the beginning of the 2004 recreation season.

5. Approved security service; for example: security lighting, gates, watchman.

6. On-site manager maintaining established business hours and telephone coverage.

B. Optional facilities and services that prospective lessees may propose include:

1. Boat launching and retrieval services for large and small boats.
2. Towing and emergency services for stranded boats.
3. Customer service office/facility.
4. Rental of boats and motors.
5. Boat and motor repair and maintenance services.
6. Sales of boats, motors and boating accessories.
7. Hunting/fishing and ECO tourism guide services.
8. Sale of prepared foods, snacks, grocery items, prepackaged foods, snacks, refreshments, hunting and fishing equipment/supplies, gifts and personal care products and miscellaneous incidentals. Any products judged by the Government to be offensive will be removed upon notification. The sale of alcoholic beverages may or may not be approved. If approved, such sales will be subject to all federal, state and local laws and restrictions, as well as stringent requirements imposed by the District Engineer.
9. Other proposed public recreation related services and facilities as approved by the District Engineer.

III. Structures

A. Appurtenances

The following appurtenances are permanent improvements upon the area to be leased, and will remain on the premises.

1. Revetment
2. Roads
3. Parking Lot
4. Water, Sewer, Electric Lines

B. Structures

The following structures located on the premises, are not the property of the Government. The following structures remain in the harbor under a license agreement with the Corps of Engineers, which expires on March 23, 2003. Any dealings with any party regarding these items, including but not limited to, discussions, sales, transfers of ownership or title, or any other transactions, are considered third party negotiations

and will not involve the Government, nor will the Government be bound in any way by such negotiations.

	<u>Number</u>
1. Covered Slips	34
2. Floating Building	1

A metal frame/concrete block structure is also located on the site. It is scheduled for demolition prior to January 1, 2003.

IV. References:

Available on St. Louis District Home Page.

- a. Marina Guidelines - The Corps follows the National Water Safety Congress Guidelines "Guide For Safe Operation and Maintenance of Marinas".
- b. Corps Sign Manual.